

Planning and Zoning Commission Meeting Minutes
May 09, 2016

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, May 09, 2016, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present included Chairman Chris Hamel and Commissioners Lukas Abplanalp, Alan Pruitt, and Richard Sorenson. Commissioners Kim Hamersley and David Koopmann were absent. There is one vacancy.

STAFF MEMBERS present included Laurie Lineberry, Director of Community Development; Andrew McGarvie, Assistant City Engineer; Rodney Short, Assistant City Attorney; Robert Blevins, Principal Planner; Alyssa Linville, Senior Planner; and Amelia Griffin, Administrative Assistant.

Chairman Hamel called the meeting to order at 4:30 p.m. and noted there was a quorum present.

CONSENT CALENDAR MINUTES

April 25, 2016

WITHDRAWALS BY APPLICANT

None

CONTINUANCES

None

APPROVALS

None

MOTION

Motion by Sorenson, second by Pruitt, to APPROVE the Consent Calendar, as presented. Motion carried unanimously (4-0).

PUBLIC HEARINGS

CUP-13403-2016: This is a request by Dahl, Robins, and Associates, Inc., on behalf of the Cheryl Woods Trust 08-01-1999, for a Conditional Use Permit to allow retail motor fuel sales with a convenience market in the Limited Commercial (B-1) District. The property is located at the southeast corner of Avenue C and 22nd Lane, Yuma, AZ.

Robert Blevins, Principal Planner, summarized the staff report recommending **APPROVAL**.

QUESTIONS FOR STAFF

Chairman Hamel asked if there would be a right turn lane off of Avenue C to access the property. **Andrew McGarvie, Assistant City Engineer,** said yes and stated that installing a right turn lane to access the property off of Avenue C by the Owner/Developer was a Condition of Approval.

APPLICANT / APPLICANT'S REPRESENTATIVE

Ronald Wood, PO Box 5562, Yuma, AZ, was available for questions.

Hamel asked where the roadway would end when making a right turn off of Avenue C. **Wood** said the roadway would extend to the market building.

PUBLIC COMMENT

None

MOTION

Motion by Abplanalp, second by Sorenson, to APPROVE Case Number CUP-13403-2016. Motion carried unanimously (4-0).

CUP-13445-2016: This is a request by Dahl, Robins and Associates, on behalf of Johnson Controls, Inc., for a revision to an existing Conditional Use Permit (CU2005-014) to add a parking lot located on the northwest portion of the property in the Light Industrial (L-I) District. The property is located at 3738 & 3740 South Arizona Avenue, Yuma, AZ.

Alyssa Linville, Senior Planner, summarized the staff report recommending APPROVAL.

QUESTIONS FOR STAFF

Hamel asked if there would be a block wall on the east side of the property. **Linville** said the block wall would be on the west side of the property and the landscape would be to the east of the wall to serve as a buffer.

APPLICANT / APPLICANT'S REPRESENTATIVE

Joseph Moser, 3740 S. Arizona Avenue, Yuma, AZ, was available for questions.

Hamel asked what the intent of the additional parking lot was. **Moser** said the parking lot would be utilized by semi-trucks. He stated parking the semi-trucks on the new parking lot would give the company an opportunity to mitigate traffic congestion.

PUBLIC COMMENT

None

MOTION

Motion by Pruitt, second by Sorenson, to APPROVE Case Number CUP-13445-2016. Motion carried unanimously (4-0).

CUP-13479-2016: This is a request by Dahl, Robins, and Associates, Inc., on behalf of Fortuna de Oro, LLC, for a Conditional Use Permit to allow a Drive-through for a restaurant in the General Commercial/Aesthetic Overlay (B-2/AO) District. The property is located approximately 300 feet east of the southeast corner of E. 16th Street and Sunridge Drive, Yuma, AZ.

Robert Blevins, Principal Planner, summarized the staff report recommending APPROVAL.

QUESTIONS FOR STAFF

Hamel thanked Staff for reviewing the Drive-through.

Commissioner Sorenson asked if the Drive-through lane would only accommodate seven vehicles. Blevins said the Drive-through lane would accommodate a minimum of seven queued vehicles.

APPLICANT / APPLICANT'S REPRESENTATIVE

Christopher Robins, 1560 S. 5th Avenue Yuma, AZ, was available for questions.

Sorenson asked if the City of Yuma had a regulation for accommodating seven queued vehicles in a Drive-through lane. Robins said yes.

PUBLIC COMMENT

None

MOTION

Motion by Sorenson, second by Abplanalp, to APPROVE Case Number CUP-13479-2016. Motion carried unanimously (4-0).

INFORMATION ITEMS

Staff

Laurie Lineberry, Director of Community Development, informed the Commission that they would receive iPads at the next Planning and Zoning meeting. Hamel asked how the Commission would receive the Planning and Zoning packet on the iPad. Lineberry said there would be an application on the iPad that would open the document.

Commission

None

Public

None

ADJOURNMENT

The meeting was adjourned at 4:52 p.m.

Minutes approved this 13 day of May, 2016


Chairman